

RECORD OF SURVEY  
AND  
MINOR SUBDIVISION  
FOR

J.J.N.P. COMPANY

P.O. BOX 1329  
PARK CITY, UT 84060

TO BE KNOWN  
AS THE

J.J.N.P. MINOR SUBDIVISION

LOCATED IN THE SW1/4 OF SECTION 4  
TOWNSHIP 4 SOUTH, RANGE 6 WEST  
UINTAH SPECIAL BASE AND MERIDIAN  
DUCHESNE COUNTY, UTAH

SURVEYOR'S CERTIFICATE

I, Clinton S. Peatross, Duchesne, Utah, do hereby certify to the J.J.N.P. Company that I am a Professional Land Surveyor, and that I hold License No. 155666, as prescribed by the laws of the State of Utah; that I have made a survey of the following described tract of land for the purpose of creating a Minor Subdivision:

PROPERTY DESCRIPTION

ACCORDING TO A PART OF THAT CERTAIN WARRANTY DEED, RECORDED 4 APRIL 1977 IN THE OFFICE OF THE DUCHESNE COUNTY RECORDER, STATE OF UTAH AS FOUND BY SERIAL #193077 IN BOOK A54, PAGE 204, SERIAL #4314, PARCEL #00:0009:9865 TOWNSHIP 4 SOUTH, RANGE 6 WEST, UINTAH SPECIAL BASE AND MERIDIAN. SECTION 4: SW1/4 SW1/4.

NARRATIVE

PURPOSE OF SURVEY: Perform a property survey of the above described tract of land, and then prepare a Record of Survey and Minor Subdivision plat.  
BASIS OF BEARING: Being N 89°53'09" W from the Southeast Corner to the Southwest Corner of Section 4, T.4S, R.6W, U.S.B. & M. according to that plat on file in the Duchesne County Surveyor's Office, file # 2179  
SURVEY FINDINGS: As shown on the plat.  
NOTE: This survey was performed at the request of Bob Pinder. It does not insure or guarantee ownership, nor does it show liens, easements, rights of way, codes, covenants, conditions, obligations, or restrictions of use that may or may not be recorded. The location or depiction of public or private utilities, points of diversion of water and water rights are excluded from the scope of this survey.

OWNER'S CERTIFICATE

Know all men by these presents: that we the undersigned owner's of the above described tract of land, have caused the same to be surveyed for a Minor Subdivision, and a plat to be prepared, to be in compliance with the Duchesne County Subdivision Ordinances, to legally convey and transfer land ownership.

ACKNOWLEDGEMENT

County of \_\_\_\_\_

State of \_\_\_\_\_

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared before me, the signers of the above OWNER'S CERTIFICATE, and who have acknowledged to me that they signed it freely and voluntarily for the uses and purposes therein mentioned.

My commission expires: \_\_\_\_\_

Notary Public

DUCHESNE COUNTY TREASURER

I certify that the property taxes are paid and current as of this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Colene Nelson Duchesne County Treasurer

DUCHESNE COUNTY PLANNING DEPARTMENT

Approved as a Minor Subdivision this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the Duchesne County Planning Director.

Michael A. Hyde Duchesne County Planning Director

DUCHESNE COUNTY RECORDER

State of Utah

County of Duchesne

Filed for recording at the request of \_\_\_\_\_ on this \_\_\_\_\_

day of \_\_\_\_\_, 20\_\_\_\_, Time \_\_\_\_\_ Book \_\_\_\_\_ Page(s) \_\_\_\_\_

Fee: \_\_\_\_\_

Carolynne Madsen Duchesne County Recorder

PREPARED BY  
PEATROSS LAND SURVEYS  
PROFESSIONAL LAND SURVEYOR  
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DRAFTED BY: ASHLEY PEATROSS DATE DRAFTED: 11/22/2013 DATE PLOTTED: Friday 2/28/14

SHEET: 1 OF 1 FILE NAME: BOB PINDER JOB # 1075

County Surveyors File # 2970

